

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2003  
5YearPlanUpdate: 2004-2007

**TheHousingAuthorityoftheCityofSmithville,Texas**  
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Smithville,Texas78957  
(512)360 -3286  
**Mrs.BrendaSchroeder -ExecutiveDirector**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** The Housing Authority of the City of Smithville, Texas

**PHANumber:** TX59P266

**PHAFiscalYearBeginning:(mm/yyyy)** 10/2003

**PHA Plan Contact Information:**

Name Mrs. Brenda Schroeder -Executive Director

Phone: (512)360 -3286

TDD:

Email(if available): house@smithsys.com

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan s (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☒ Main administrative office of the local , county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered :**

- ☒ Public Housing and Section 8      ☐ Section 8 Only      ☐ Public Housing Only

**Annual PH A Plan**  
**Fiscal Year 2003**  
[24CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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## ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**Strategy Statement** : The Housing Authority of the City of Smithville, Texas (the Housing Authority) currently has \$1,350,000.00 as a result of utilization of new technology for improved safety, new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market. The vast majority of these needs are a result of normal deterioration and obsolescence at the Valley View (Tx -2661-1) a 27 year old project consisting of fifty (50) dwelling units and at the Bluebonnet Circle Apts. location (Tx -266-2) a 24 year old project consisting of thirty-six (36) dwelling units. Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged. Priorities with respect to physical needs are based on assessed actual conditions.

**Policy & Program Initiatives** - The Housing Authority has instituted revised policies to better reflect the spirit of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations governing its implementation. Examples of which are demonstrated in the Occupancy and Admission Policy and the Pet Policy in particular. The institution of flat rents will allow income mixing to be achieved and therefore a decrease in concentration of poverty.

**Description of Resident Partnership and Summary of General Issues** - The Housing Authority believes that it has developed a strong working relationship with the residents of the Housing Authority through the Residents Council (the RC). The RC has held residents meetings at each of the projects; provided and completed resident surveys; informally met with the Executive Director and staff throughout the year; and formally met with representatives of the Housing Authority. The concerns of the RC have been integrated into this plan. It is anticipated that the RC will continue to provide valuable input into the Capital Grant Program.

## 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**The Smithville Housing Authority has no plan to change any of its policies or programs during the Capital Fund Program year.**

## 2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHA's are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 141,773.00

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

#### D. Capital Fund Program Grant Submissions

##### **(1) Capital Fund Program 5 -Year Action Plan**

The Capital Fund Program 5 -Year Action Plan is provided as Attachment

##### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

### **3.D Demolition and Disposition**

[24 CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

#### **4. Voucher Homeownership Program**

[24CFRPart903.79(k)]

A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24CFRPart903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal \_\_\_\_\_ year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☒ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

#### **6. Other Information**

[24CFRPart903.79(r)]

#### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (Filename) \_\_\_\_\_

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
☐ Yes ☐ No: below or  
☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☐ Other: (list below)

## B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **State of Texas**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

*The State of Texas Plan does NOT support the Housing Authority's Plan with SPEFIEC actions and commitments but the long range goals are in accord with those of the Housing Authority to a) Promote adequate and affordable housing b) Promote economic opportunity c) Promote a suitable living environment without discrimination*

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan:

- Any change to the Mission Statement
- 50% deletion from or addition to the goals and objectives as a whole.
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

Changes to the 5 Year plan are as follows:

The addition of re-roofing of TX266-1 caused by hail storm and beyond the control of the PHA

#### B. Significant Amendment or Modification to the Annual Plan:

- 50% variance in the funds projected in the Capital Fund Program Annual Statement
- Any increase or decrease of 50% or over in the funds projected in the financial Resources statement and/or the Capital Fund Program Annual Statement
- Any change in a policy or procedure that requires 30 day posting

Changes to the 2003 Annual Plan include the reprogramming of funds to address the re-roofing of TX266-1 caused by a hail storm and beyond the control of the PHA

## Attachment A

### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
XX	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's responses to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part 1: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of <b>Smithville, Texas</b>		<b>Grant Type and Number</b> Capital Fund Program: <b>TX59P26650103</b> Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b>			
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	\$4,500.00			
3	1408 Management Improvements				
4	1410 Administration	\$7,250.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$24,785.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$7,900.00			
10	1460 Dwelling Structures	\$73,588.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$7,250.00			
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	\$14,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,000.00			
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	<b>\$141,773.00</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director/Office Programs Administrator			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650103</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>	<b><u>1406</u></b>		<b><u>\$4,500.00</u></b>				
PHAWide	<u>Administrative Salaries</u>	1406		\$4,500.00				
	Funding for additional administrative salaries							
	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$7,250.00</u></b>				
PHAWide	<u>Non-Technical Salaries</u>	1410		\$2,200.00				
	The PHA is required to utilize staff time associated with financial management, record keeping and reporting							
PHAWide	<u>Technical Salaries</u>	1410		\$2,800.00				
PHAWide	The PHA is required to utilize staff time associated with procurement, resource management and construction							
PHAWide	<u>Employee Benefit Contributions</u>	1410		\$840.00				
	Employee benefits associated with above listed salaries are required							
PHAWide	<u>Travel Costs</u>	1410		\$200.00				
	The PHA requires funds for travel associated with the program							
PHAWide	<u>Sundry Costs</u>	1410		\$1,210.00				
	Funds are needed for advertising mail and associated other costs							
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$24,785.00</u></b>				
PHAWide	<u>A&amp;E Fees</u>	1430		\$14,750.00				
PHAWide	<u>Modernization Co - Coordinator</u>	1430		\$8,235.00				
PHAWide	<u>Fee Accountant</u>	1430		\$1,800.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>TheHousingAuthorityoftheCityof Smithville,Texas</b>		GrantTypeandNumber CapitalFundProgram#: <b>TX59P26650103</b> CapitalFundProgramReplacementHousingFactor#:				FederalFYofGrant: <b>2003</b>		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActual Cost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>SiteWork</u></b>	<b><u>1450</u></b>		<b><u>\$7,900.00</u></b>				
TX-266-1	<u>Rampsandsidewalks</u>	1450		\$7,900.00				
	To meet the HUD criteria of “Visibility” ramps and sidewalk improvements are necessary							
	<b><u>DwellingStructures</u></b>	<b><u>1460</u></b>		<b><u>\$73,588.00</u></b>				
TX-266-2	<u>Ceiling &amp; Wall Repair</u>	1460		\$3,100.00				
	Repair, Retexture and repaint interior ceilings and walls							
TX-266-2	<u>Electrical Upgrade</u>	1460		\$1,500.00				
	Replace outlets, switches & cover plates deteriorated due use. Up grade Main Electrical Service to accommodate new Dryer plug. Install New fluorescent lighting							
TX-266-2	<u>Dryer Outlet</u>	1460		\$500.00				
	Provide a Dryer outlet and exhaust for residents							
TX-266-2	<u>Kitchen Cabinets</u>	1460		\$3,288.00				
	Replace deteriorated Kitchen cabinets, countertops and backsplashes							
TX-266-2	<u>Kitchen Sink Faucets and Drains</u>	1460		\$950.00				
	Replace deteriorated Kitchen Sink Faucet, stops, supply lines and drains							
TX-266-2	<u>Bath Tub</u>	1460		\$500.00				
	Replace deteriorated fiberglass one piece tub and surround							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650103</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX-266-2	<u>Tub Surrounds</u>	1460		\$800.00				
	Install new backer, blocking and 6 x 6 ceramic tile to ceiling line							
TX-266-2	<u>Tub and Shower Valve and Drain</u>	1460		\$200.00				
	Install new tub/shower valve with scald guard. Install new diverter / overflow and drain							
TX-266-2	<u>Bath Lavatory</u>	1460		\$400.00				
	Replace wall mounted lavatory with vanity and top.							
TX-266-2	<u>Bath Lavatory Faucet and Drain</u>	1460		\$100.00				
	Install new single lever faucet, stops, supplies and drains							
TX-266-2	<u>Water Closets</u>	1460		\$450.00				
	Replace water closet with energy efficient low flush model							
TX-266-2	<u>Interior Doors</u>	1460		\$600.00				
	Replace deteriorated interior doors							
TX-266-2	<u>Interior Door Hardware</u>	1460		\$200.00				
	Replace interior door hardware							
TX-266-2	<u>HVAC Improvements</u>	1460		\$400.00				
	Install new copper drain line and exterior line covers							
TX-266-2	<u>Siding Repairs</u>	1460		\$600.00				
	Replace deteriorated siding at rear of units							
TX-266-2	<u>Paint Exterior Fascia, Soffit &amp; Gables</u>	1460		\$1,800.00				
	Paint fascia, Soffit and gables with two colors of exterior latex paint							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650103</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX-266-1	<b><u>Re-roofing</u></b>	1460		\$59,200.00				
	The roofing has deteriorated to such a point that replacement is the only alternative							
	<b><u>Dwelling Equipment</u></b>	<b><u>1465.1</u></b>		<b><u>\$7,250.00</u></b>				
TX-266-1&2	<b><u>Refrigerators</u></b>	1465.1		\$4,000.00				
	PHA to replace refrigerators every 12 years with EE models							
TX-266-1&2	<b><u>Stoves</u></b>	1465.1		\$3,250.00				
	PHA to replace gas stoves every twelve (12) years with EE models							
	<b><u>Non Dwelling Equipment</u></b>	<b><u>1475</u></b>		<b><u>\$14,500.00</u></b>				
PHA Wide	<b><u>Utility Vehicle</u></b>	1475		\$14,500.00				
	The PHA needs to replace the Utility Vehicle due to high repair costs							
TX-266-2	<b><u>Relocation Costs</u></b>	<b><u>1495.1</u></b>		<b><u>\$2,000.00</u></b>				
	<b><u>Relocation Costs</u></b>	1495.1		\$2,000.00				
	To support the work in the Units							

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartIII:ImplementationSchedule**

[illegible]



**Capital Fund Program Five - Year Action Plan**  
**Part I: Summary**

PHA Name		<b>Housing Authority of the City of Smithville, Texas</b>		<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: THREE(3)	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant : 2004 PHAFY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHAFY :2008
	Annual Statement				
<b>TX266 -001</b>		<b>\$100,000.00</b>	<b>\$96,030.00</b>	<b>\$99,523.00</b>	<b>\$100,523.00</b>
<b>TX266 -002</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PHA Wide</b>		<b>\$39,950.00</b>	<b>\$39,950.00</b>	<b>\$39,950.00</b>	<b>\$39,950.00</b>
<b>Contingency</b>		<b>\$1,823.00</b>	<b>\$5,793.00</b>	<b>\$2,300.00</b>	<b>\$1,300.00</b>
<b>Total CFP Funds (Est.)</b>		<b>\$141,773.00</b>	<b>\$141,773.00</b>	<b>\$141,773.00</b>	<b>\$141,773.00</b>
<b>Total Replacement Housing Factor Funds</b>					

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear:___ <u>2</u> ___ FFYGrant:2004 PHAFY:2005			ActivitiesforYear:___ <u>3</u> ___ FFYGrant:2005 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
SEE	TX266 -001	KitchenCabinets&Tops	\$8,500.00	TX266 -001	KitchenCabinets&Tops	\$18,500.00
ANNUAL	ValleyView	UtilityRoomAdditions	\$22,000.00	ValleyView	UtilityRoomAdditions	\$32,500.00
STATEMENT		Wall&CeilingRepairs	\$8,500.00		Wall&CeilingRepairs	\$ 8,500.00
		BathVanities	\$4,500.00		BathVanities	\$5,500.00
		DryerOutlets	\$4,500.00		DryerOutlets	\$5,500.00
		ElectricalUpgrade	\$9,500.00		ElectricalUpgrade	\$12,030.00
		Fascia,SoffitUpgrades	\$6,500.00		Fascia,SoffitUpgrades	\$6,500.00
		Doorupgrades	\$8,500.00		Doorupgrades	\$4,500.00
		Sidewalksandramps	\$5,000.00		Sidewalkandramps	\$2,500.00
		OfficeEntrance	\$22,500.00			
		<b>SubTotal</b>	<b>\$101,000.00</b>		<b>SubTotal</b>	<b>\$ 96,030.00</b>
	PHAWide	Operations	\$4,500.00	PHAWide	Operations	\$4,500.00
		Administration	\$5,900.00		Administration	\$5,900.00
		A/EFees	\$20,500.00		A/EFees	\$20,500.00
		FeeAccountant	\$1,800.00		FeeAccountant	\$ 1,800.00
		Refrigerators&Stoves	\$5,250.00		Refrigerators&Stoves	\$5,250.00
		<b>SubTotal</b>	<b>\$39,950.00</b>		<b>SubTotal</b>	<b>\$39950.00</b>
		Contingency	\$1,823.00		Contingency	\$5,793.00
		<b>SubTotal</b>	<b>\$1,823.00</b>		<b>SubTotal</b>	<b>\$5,793.00</b>
<b>TotalCFPEstimatedCost</b>			<b>\$ 141,773.00</b>			<b>\$ 141,773.00</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear:_ <u>4</u> ____ FFYGrant:2006 PHAFY:2007			ActivitiesforYear:_ <u>5</u> ____ FFYGrant:2007 PHAFY:2008		
Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
<b>TX266 -001</b>	KitchenCabinets&Tops	\$11,500.00	<b>TX266 -001</b>	KitchenCab inets&Tops	\$11,500.00
<b>ValleyView</b>	UtilityRoomAdditions	\$37,500.00	<b>ValleyView</b>	UtilityRoomAdditions	\$37,500.00
	Wall&CeilingRepairs	\$18,500.00		Wall&CeilingRepairs	\$20,500.00
	BathVanities	\$2,500.00		BathVanitie s	\$2,500.00
	DryerOutlets	\$2,500.00		DryerOutlets	\$2,500.00
	ElectricalUpgrade	\$11,023.00		ElectricalUpgrade	\$10,023.00
	Fascia,SoffitUpgrades	\$7,500.00		Fascia,SoffitUpgrades	\$7,500.00
	Doorupgrades	\$ 5,500.00		Doorupgrades	\$5,500.00
	SidewalkRepair	\$3,000.00		SidewalkRepair	\$3,000.00
	<b>SubTotal</b>	<b>\$99,523.00</b>		<b>SubTotal</b>	<b>\$100,523.00</b>
<b>PHAWide</b>	Operations	\$4,500.00	<b>PHAWide</b>	Operations	\$4,500.00
	Administration	\$5,900.00		Administration	\$5,900.00
	A/EFees	\$20,500.00		A/EFees	\$20,500.00
	FeeAccountant	\$1,800.00		FeeAccountant	\$1,800.00
	Refrigerators&Stoves	\$5,250.00		Refrigerators&Stoves	\$5,250.00
	<b>SubTotal</b>	<b>\$39,950.00</b>		<b>SubTotal</b>	<b>\$39,950.00</b>
	Contingency	\$2,300.00		Contingency	\$1,300.00
	<b>SubTotal</b>	<b>\$2,300.00</b>		<b>SubTotal</b>	<b>\$1,300.00</b>
<b>TotalCFPEstimatedCost</b>		<b>\$141,773.00</b>			<b>\$141,773.00</b>

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part 1: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Smithville, Texas</b>		<b>Grant Type and Number</b> Capital Fund Program: <b>TX59P26650102</b> Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ONE1 )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$5,250.00	\$8,980.00	\$1,800.00	\$1,735.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$19,785.00	\$19,785.00	\$19,785.00	\$12,742.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$107,488.00	\$107,488.00	\$38,361.00	\$38,361.00
11	1465.1 Dwelling Equipment —Nonexpendable	\$7,250.00	\$7,250.00	\$7,250.00	0
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,000.00	\$2,000.00	0	0
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	<b>\$141,773.00</b>	<b>\$141,773.00</b>	<b>\$67,196.00</b>	<b>\$52,839.14</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director Office Programs Administrator			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650102</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$5,250.00</u></b>	<b><u>\$8,980.00</u></b>	<b><u>\$1,800.00</u></b>	<b><u>\$1,735.64</u></b>	
PHAWide	<u>Non-Technical Salaries</u>	1410		\$1,200.00	\$3,000.00	0	0	Ongoing
	The PHA is required to utilize staff time associated with financial management, record keeping and reporting							
PHAWide	<u>Technical Salaries</u>	1410		\$1,800.00	\$2,100.00	0	0	Ongoing
PHAWide	The PHA is required to utilize staff time associated with procurement, resource management and construction							
PHAWide	<u>Employee Benefit Contributions</u>	1410		\$840.00	\$1,450.00	0	0	Ongoing
	Employee benefits associated with above listed salaries are required							
PHAWide	<u>Travel Costs</u>	1410		\$200.00	\$200.00	0	0	Ongoing
	The PHA requires funds for travel associated with the program							
PHAWide	<u>Sundry Costs</u>	1410		\$1,210.00	\$2,255.00	\$1,800.00	\$1,735.64	Increased
	Funds are needed for advertising mail and associated other costs							Adv. cost of newspaper
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$19,785.00</u></b>	<b><u>\$19,785.00</u></b>	<b><u>\$19,785.00</u></b>	<b><u>\$12,743.50</u></b>	
PHAWide	<u>A &amp; E Fees</u>	1430		\$12,750.00	\$12,750.00	\$12,750.00	\$9,000.00	Ongoing
PHAWide	<u>Modernization Co-Coordinator</u>	1430		\$5,235.00	\$5,235.00	\$5,235.00	\$3,742.50	Ongoing
PHAWide	<u>Fee Accountant</u>	1430		\$1,800.00	\$1,800.00	\$1,800.00	0	Ongoing
	<b><u>Dwelling Structures</u></b>	<b><u>1460</u></b>		<b><u>\$107,488.00</u></b>	<b><u>\$103,758.00</u></b>	<b><u>\$38,661.00</u></b>	<b><u>\$38,661.00</u></b>	
TX-266-2	<u>Ceiling &amp; Wall Repair</u>	1460		\$12,100.00	\$11,100.00	0	0	Planning
	Repair, Retexture and repaint interior ceilings and walls							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650102</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX-266-2	<u>Electrical Upgrade</u>	1460		\$8,500.00	\$6,000.00	0	0	
	Replace outlets, switches & cover plates deteriorated due use. Up grade Main Electrical Service to accommodate new Dryer plug. Install New fluorescent lighting							In Bidding Process
TX-266-2	<u>Dryer Outlet</u>	1460		\$2,500.00	\$2,500.00	0	0	
	Provide a Dryer outlet and exhaust for residents							In Bidding Process
TX-266-2	<u>Kitchen Cabinets</u>	1460		\$13,288.00	\$11,548.00	0	0	
	Replace deteriorated Kitchen cabinets, countertops and back splashes							In Bidding Process
TX-266-2	<u>Kitchen Sink Faucets and Drains</u>	1460		\$3,550.00	\$3,550.00	0	0	
	Replace deteriorated Kitchen Sink Faucet, stops, supply lines and drains							In Bidding Process
TX-266-2	<u>Bath Tub</u>	1460		\$4,500.00	\$4,000.00	0	0	
	Replace deteriorated fiberglass one piece tub and surround							In Bidding Process
TX-266-2	<u>Tub Surrounds</u>	1460		\$4,200.00	\$4,100.00	0	0	
	Install new backer, blocking and 6 x 6 ceramic tile to ceiling line							In Bidding Process
TX-266-2	<u>Tub and Shower Valve and Drain</u>	1460		\$3,600.00	\$3,500.00	0	0	
	Install new tub/shower valve with scald guard. Install new diverter / overflow and drain							In Bidding Process
TX-266-2	<u>Bath Lavatory</u>	1460		\$1,800.00	\$1,700.00	0	0	
	Replace wall mounted lavatory with vanity and top.							In Bidding Process
TX-266-2	<u>Bath Lavatory Faucet and Drain</u>	1460		\$800.00	\$800.00	0	0	
	Install new single lever faucet, stops, supplies and drains							In Bidding Process

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P26650102</b> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX-266-2	<u>Water Closets</u>	1460		\$2,500.00	\$2,500.00	0	0	
	Replace water closet with energy efficient low flush model							In Bidding Process
TX-266-2	<u>Bath Accessories</u>	1460		\$600.00	\$600.00	0	0	
	Install new towel bars, soap, toothbrush holder, shower curtain rod and curtain							In Bidding Process
TX-266-2	<u>Interior Doors</u>	1460		\$2,900.00	\$2,800.00	0	0	
	Replace deteriorated interior doors							In Process
TX-266-2	<u>Interior Door Hardware</u>	1460		\$2,000.00	\$2,000.00	0	0	
	Replace interior door hardware							In Process
TX-266-2	<u>HVAC Improvements</u>	1460		\$1,200.00	\$1,100.00	0	0	
	Install new copper drain line and exterior line covers							In Process
TX-266-2	<u>Siding Repairs</u>	1460		\$2,600.00	\$2,500.00	0	0	
	Replace deteriorated siding at rear of units							In Process
TX-266-2	<u>Fascia &amp; Soffit Repairs</u>	1460		\$1,650.00	\$1,650.00	0	0	
	Repair damaged fascia & soffit at units							In Process
TX-266-2	<u>Paint Exterior Fascia, Soffit &amp; Gables</u>	1460		\$3,800.00	\$3,439.00	0	0	
	Paint fascia, soffit and gables with two colors of exterior latex paint							In Bidding Process
TX-266-2	<u>Re-roofing</u>	1460		\$38,000.00	\$38,361.00	\$ 38,361.00	\$38,361.00	Completed
	The roofing has deteriorated to such a point that replacement is the only alternative							
	<b><u>Dwelling Equipment</u></b>	<b>1465.1</b>		<b>\$7,250.00</b>	<b>\$7,250.00</b>	<b>\$7,250.00</b>	<b>0</b>	
TX-266-1&2	<u>Refrigerators</u>	1465.1		\$4,000.00	\$4,000.00	\$4,000.00	0	In Process
	PHA to replace refrigerators every 12 years with EE models							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: <b>The Housing Authority of the City of Smithville, Texas</b>		Grant Type and Number Capital Fund Program#: <b>TX59P26650102</b> Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX-266-1&2	<u>Stoves</u>	1465.1		\$3,250.00	\$3,250.00	\$3,250.00	0	In Process
	PHA to replace gas stoves every twelve (12) years with EE models							
TX-266-2	<b><u>Relocation Costs</u></b>	<b><u>1495.1</u></b>		<b><u>\$2,000.00</u></b>	<b><u>\$2,000.00</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	
	<u>Relocation Costs</u>	1495.1		\$2,000.00	\$2,000.00	0	0	Planning
	To support the work in the Units							



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]



**Required Attachment\_\_ D\_:Resident Member on the PHA Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Mary Ann Herrera**

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): **06/2005**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain) :

B. Date of next term expiration of a governing board member: **06/2004**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Renee D. Blaschke --Mayor**

**Required Attachment \_\_\_\_ E \_\_\_\_: Membership of the Resident Advisory Board or Boards**

**List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)**

**Shirley Burnham -President  
Geneva Daughtery –Vice President  
Maureen Bascter  
Ida Mae East  
Ozel Stonum  
Kathy Molder  
Patsy Wiggins  
Betty Jean Henderson  
Frances Brown  
Gertrude Davidson  
Carrol Bradington**

## **Required Attachment F: Statement of Progress in Meeting the 5 Year Plan Mission and Goals**

**The Housing Authority of the City of Smithville, Texas is actively pursuing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.**

**The Housing Authority has established a procedure to review the physical needs and will amend the work priorities due to emergency conditions and the input of the Residents Council.**

**Currently the Housing Authority has revised some of the priorities for the 2003 Capital Grant Program and amended its 5 year plan to denote these changes. (see the included 5 year plan and the Annual Statement/Performance and Evaluation Report HUD 50075 )**

## **Required Attachment G: Community Service Requirements**

**The Housing Authority of the City of Smithville is currently in the process of implementing a policy that will address the Community Service/Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.**

**A brief summary of the policy follows:**

- A. Background**  
A summary of the reasons for the requirements and how QHWR requires this program
- B. Definitions**  
Community Service, Self Sufficiency, Exemptions are explained
- C. Requirements of the Program**
  - 1. Eight Hours per Month in Volunteer work or Job Training**
  - 2. Must be EACH month. May NOT skip a month then try and catch up**
  - 3. Activities are to be performed within the community**
  - 4. Family Obligations**
    - A At least execution and re-examination**
    - b Each quarter tenant must provide documentation of activities**
    - c Agreement to correct non compliance within the next quarter**
    - D Change in exempt status**
  - 5. PHA Obligations**

**Community Service Waived During FFY 2002 due to Regulatory Dictates**

**Community Service reinstated for the FFY 2003 per PIH 2003 -17**

## **Required Attachment \_ H : PHA Pet Policy**

**The Housing Authority of the City of Smithville, Texas has established a policy regarding the Ownership of Pets by residents of Public Housing in accordance with the Final Rule published in the Federal Register on July 10, 2000.**

**A brief summary of the Pet Policy follows:**

- 1      Type of animals domesticated dogs, cats, birds and fish**
- 2      Number per household One**
- 3      Size of animal less than 20 pounds, and 16 inches in height**
- 4      License requirements with the City of Smithville/Inoculations**
- 5      Maintenance of pets with State and local Health ordinances**
- 6      Spayed or neutered only**
- 7      No outside structures for animals**
- 8      No Commercial raising or training of animals**
- 9      No vicious or intimidating pet on property**
- 10     Disturbances caused by pets**
- 11     Feeding and care of dogs and cats and waste**
- 12     Pets orders**
- 13     No Pet Doors**
- 14     Pet Deposit Of**
- 15     Prohibition of feeding stray animals**
- 16     Breach of this policy is grounds for Lease Termination**

**Required Attachment J: Deconcentration of Poverty and  
Income Mixing Policy**

**In accordance with the final rule 903.2(b)(2) the Smithville Housing  
Authority is exempt since it operates less than 100 public housing units**



**Required Attachment \_\_ K : Voluntary Conversion Initial Assessment**

**Component 10(B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **TWO(2)**
  
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **All General Occupancy projects**
  
- c. How many Assessments were conducted for the PHA's covered developments? **One Assessment with the CHAS Report**
  
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**Conversion to Vouchers would have an adverse effect on the availability of affordable housing in our community.**

# BlankOnPurpose